

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 13th February 2024 at Aylesford Parish Council Offices, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Mrs Birbeck, Chapman, Craig, Ms Dorrington, Mrs Eves, Mrs Gadd, Gledhill, Ludlow, Mrs Ogun, Rillie, Sharp, Shelley and Sullivan.

In Attendance: Melanie Randall (Clerk)

Apologies: Councillors Ms Oyewusi and Walker.

1. Apologies for Absence

Apologies for Absence from Councillors Ms Oyewusi and Walker were received and the reasons for absence agreed.

2. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members Interests.

3. Minutes of the last meeting held on Tuesday 23rd January 2023

It was **Resolved** that the Minutes of the meeting held on Tuesday 23rd January 2023 be approved as a correct record and signed.

4. Planning Applications

4.1 23/03481 – 5 Vicarage Close, Aylesford North

Two storey side extension, single storey rear extension and detached outbuilding

It was **Resolved** to raise **No Objection**

4.2 23/03462 – Chestnuts, 2 Holtwood Avenue, Aylesford South

Single storey rear extension

It was **Resolved** to raise **No Objection**

4.3 23/03496 – Poppy Fields, St Laurence Avenue, Allington, Maidstone, Aylesford South

Advertisement Consent for erection of non-illuminated sales signage including totem signs, stack signs, flag poles, wall banners, sales office sign, fascia signs and fret cut lettering at Phase 1 of development pursuant to Reserved Matters approval TM/22/00076/RM.

It was **Agreed** to note the Condition

4.4 23/03429 - Land South of Barming Station and East Of, Hermitage Lane, Aylesford South

Details of Conditions 5 (Phasing of Construction), 6 (Environmental Management Plan), 13 (Piling Assessment), 17 (Remediation Method), 18 (Verification Report), 29 (Archaeology) and 30 (Archaeology) submitted pursuant to planning permission TM/20/02749/OAEA (330 dwellings (including 40% affordable homes), together with associated open space, play areas and landscaping (including details of access))

It was **Agreed** to note the Condition

4.5 23/03477 - Land South of London Road and East of, Hermitage Lane, Aylesford South

Details of planning condition 25 (Phase 1 - open space) submitted pursuant to planning permission TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595 OAEA for alterations to the proposed design of Poppyfields roundabout)

It was **Agreed** to note the Condition

4.6 23/03531 - Land South of London Road and East of, Hermitage Lane, Aylesford South

Details of Phase 1 Affordable Housing submitted pursuant to S106 Agreement on Outline planning permission TM/17/01595/OAEA (Outline Application for erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors' surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular access into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

It was **Agreed** to note the Condition

4.7 23/03535 -Land South of London Road and East of, Hermitage Lane, Aylesford South

Variation of Section 106 Agreement. Variation to clause 1 definition of 'Healthcare Longstop Date', paragraph 4.3 of Schedule 1 and paragraph 4.8 of Schedule 1. Addition of clause 1 definition of 'Healthcare Longstop Expiry Date'. Deletion of paragraph 4.9 of Schedule 1. In relation to outline planning permission TM/17/01595/OAEA (Outline Application for erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular access into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

It was **Agreed** to note the Condition

4.8 24/00039/PA - 257 Robin Hood Lane, Blue Bell Hill

T1 (Applicants ref) Sweet Chestnut. Remove to ground level. The tree has significant root damage from works on the driveway by the previous owners. The majority of the canopy is dead. T1 of Tree Preservation Order

It was **Resolved** to raise **No Objection** but suggest the Tree Officer carries out a site visit

4.9 24/00005/PA – 9 Laurie Gray Avenue, Blue Bell Hill

Demolition of existing conservatory and erection of a single storey rear extension with internal alterations

It was **Resolved** to raise **No Objection**

4.10 23/03208 – 14 Brassey Drive, Aylesford South

3 x Liquidambar (applicants ref. T1 and T2 – A, B and C of the annotated photo attached to the email dated 26th January 2024) and 1 x Birch (applicants ref. T3) - Reduce crown by approximately 30% not exceeding the most recent previous points of reduction. (1 x dead Birch (applicants ref. T4) - Dismantle to ground level). All standing in Woodland W1 of Tree Preservation Order [AMENDED APPLICATION]

It was **Resolved** to raise **No Objection**

4.11 24/00054/PA – 29 Catkin Close, Walderslade

Remove two dead silver birch trees numbered 1 & 2 on applicant's sketch plan. Cut trees down to ground level. Replant new silver birch saplings as close as possible to the existing trees. Standing in Woodland 6 of Tree Preservation Order

It was **Resolved** to raise **No Objection** but Birch Saplings seem to die, consideration should be given to planting something else instead.

5. Any Other Correspondence

The Clerk informed members that she had attended a Teams meeting on Thursday 8 February arranged by TMBC regarding their new system 'Agile'. The meeting was organised as some Clerks have been raising numerous problems with the new system that Borough Councillors cannot help with, although they have tried their best to assist where they can. Clerks were given a presentation by Eleanor Hoyle – Director of Planning at TMBC of the new system and how it works. Eleanor answered questions and a few useful points were picked up from the questions people asked. The Clerk reiterated to TMBC the Parish Councils various concerns and problems around the new system and how it is affecting the office often increasing workload for the Parish.

A Councillor informed the committee that he is starting to talk to residents about the Bushey Wood planning application to find out what improvements/enhancements they would like to see as a result of any S106 money that could be available to the Parish Council from the developer. The Clerk asked where he is asking these questions and he stated 'on the Eccles Action Group Facebook Page'. The Clerk asked him to ensure he puts the same information onto the normal Eccles Facebook page as there will be people on there that are not on the Action Group page. She explained that it is very important that the Councillor shares the request for information with as many people as possible to ensure that he is not only targeting a certain type of group, as the views and opinions of that group may not be representative of the Eccles villagers as a whole or of Aylesford Parish Council. The Clerk reiterated that they only need to tell the Parish Council about the improvements/enhancements they would like to see to the recreation ground as this is the only area in Eccles the Council owns, has control over and can include on its Parish Infrastructure Statement for TMBC (this is the document TMBC use when they are negotiating any S106 money from all developers). Should residents wish to raise other things, like roads or paths etc then this will not be included within the Parish Infrastructure Statement as they do not fall within the Parish Councils control.

6. Duration of Meeting

7.30pm to 7.40pm